



**KUNA PLANNING AND ZONING COMMISSION**  
**Agenda for January 28, 2014**

**Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho**

**REGULAR MEETING**  
**6:00 pm**

**1. CALL TO ORDER AND ROLL CALL**

Chairman Lee Young  
Vice Chairman Stephanie Wierschem  
Commissioner Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Joan Gay

**2. CONSENT AGENDA**

- a. Meeting Minutes for December 10, 2013

**3. OLD BUSINESS:**

**4. NEW BUSINESS:**

- a. Elect a New Planning and Zoning Chairman and Vice Chairman

**5. PUBLIC HEARING**

- a. **13-09-SUP, 13-07 DR and 13-07-SN** Lete Family Revocable Trust – Inaki Lete  
Applicant requests SUP approval for a self-storage campus on a previously lot line adjusted parcel, totaling 5 total acres. This application specifically proposes commercial office space, conditioned and unconditioned storage, and a warehouse on site. Applicant requests full-access from Deer Flat Rd. and temporary emergency access on Ten Mile Road. Applicant wishes to employ a multi-phase approach to develop the storage units. Applicant seeks for design review approval for the commercial buildings, parking lot and landscaping.

**6. DEPARTMENT REPORTS**

**7. CHAIRMAN / COMMISSIONER DISCUSSION**

**8. ADJOURNMENT**

**CITY OF KUNA  
REGULAR PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, December 10, 2013**

**NOTE:** *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	Absent		
Commissioner Mike Bundy	x		

**6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING**

**Call to Order and Roll Call**

Chairman Young called the meeting to order at **6:02pm**

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**1. CONSENT AGENDA**

- a. Meeting Minutes for November 12, 2013
- b. Findings of Fact, Conclusions of Law and Order
  - a. 13-02-AN, 13-01-DA - Sharron Fisher –Annexation
- c. Finding of Fact, Conclusion of Law and Order
  - a. 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); Randy VanderWerff represented by ULC Management (Bob Unger)

*Commissioner Hennis motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 4-0.*

**2. OLD BUSINESS:**

None

**3. PUBLIC MEETING**

- a. **13-05-DRC – Mountain Steel** - Bill Connelly (applicant) requests approval from the DRC for a new 8,800 square foot open-storage shed. The applicant is proposing this shed to store certain goods and materials and to keep them dry and protected from weather. This shed will have a dirt floor due to the weight of the machines and goods among other reasons.

**CITY OF KUNA  
REGULAR PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, December 10, 2013**

- b. Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The applicant requests approval from the Design Review Committee (DRC) for a new 8,800 square foot open-storage shed. The applicant is proposing this shed to store certain goods and materials and to keep them dry and protected from weather. This shed will have a dirt floor due to the weight of the machines and inventory goods stored under the roof cover. All new commercial buildings require design review including the outside structure and placement on the lot. A public meeting does not require noticing. The lot is located in the existing Best Bath area. It is properly zoned and equipped for such a use.

*Questions for staff:*

Commissioner Bundy asked about water runoff on-site. Troy explained that Staff did not have any concerns because of the lot size and usage. It will adequately suffice for storing runoff on-site.

*No further questions for staff.*

Bill Connelly, Mountain Steel representative located at 712 E. Access Road in Kuna presented colors, materials and explanations to the Planning and Zoning Commission. He also expressed that the lot has fencing and is currently screened.

*No further question for representative, Bill Connelly.*

*Commissioner Bundy motioned to approve 13-05-DRC – Mountain Steel with the conditions as outlined in the Staff Report; Commissioner Hennis seconds, all aye and motioned carried 4-0.*

**3. DEPARTMENT REPORTS:**

This is the last meeting in 2013. The next meeting will take place in January 2014.

**4. CHAIRMAN / COMMISSIONER DISCUSSION:**

None

**5. ADJOURNMENT:**

- *Commissioner Hennis motions to adjourn at 6:15pm; Commissioner Gealy seconds, all aye and motion carried 4-0.*

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Travis Jeffers, Planning Technician  
Kuna Planning and Zoning Department



# City of Kuna

## Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[Kunacity.id.gov](http://Kunacity.id.gov)

**To:** Planning and Zoning Commission; acting as P&Z and Design Review Committee

**Case Number(s):** 13-09-SUP (Special Use Permit) 13-07-DR (Design Review) and 13-07-SN (Sign)

**Location:** 927 N. Linder Road  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Meeting Date:** January 28, 2014

**Applicant:** **Lete Family Revocable Trust** - Inaki Lete  
146 N Middleton Road, PMB 106  
Nampa, ID 83651  
208.465.6141  
[Inaki@kingseatid.com](mailto:Inaki@kingseatid.com)

**Consultant:** Mason & Stanfield – Scott Stanfield  
826 3<sup>rd</sup> St. South  
Nampa, ID 83651  
208.454.0979  
[sstanfield@mseng.us](mailto:sstanfield@mseng.us)

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- K. Proposed Decision by the Commission

### A. Course of Proceedings

1. Kuna City Code (KCC), Title 5, Chapter 3, Section 2, of the *official schedule of district regulations* Section states a storage unit facility between two (2) and five (5) acres in size (in a C-1 zone) requires an applicant to obtain an SUP. Staff views this request to be valid and eligible for an SUP as this application meets this requirement. Proposed new commercial buildings, landscaping, parking lots and commercial signage within Kuna require development designs to be evaluated by the Design Review Committee (DRC) in an effort “to specify desirable building and landscape architectural styles and materials to create a sustainable and pleasing environment for residents and visitors alike”.

**a. Notifications**

- i. Neighborhood Meeting
- ii. Agencies
- iii. 300' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted

September 26, 2013 (2 people attended)  
December 9, 2013  
December 24, 2013  
January 2, 2014  
January 16, 2014

**B. Applicants Request:**

**1. Request:**

Applicant requests SUP approval for a self-storage campus on a previously lot line adjusted parcel, totaling 5 total acres. This application specifically proposes commercial office space, conditioned and unconditioned storage, and a warehouse on site. Applicant requests full-access from Deer Flat Rd.; to line up with proposed Crimson Point Villas to the north, and temporary emergency access on Ten Mile Road – to line up with W. Ingo Street. Applicant wishes to employ a multi-phase approach to develop the storage units. Applicant seeks for design review approval for the commercial buildings, parking lot and landscaping.

**C. Vicinity and Aerial Maps:**



**D. History:** The property is in the City limits and is currently zoned C-1 (Neighborhood Commercial) and is vacant, bare ground. This parcel has historically been farmed.

**E. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Commercial4. Staff views this land use request to be consistent with the approved FLU ma

2. **Surrounding Land Uses:**

<b>North</b>	RUT, C-1	Rural Urban Transition – Ada County / Neighborhood Comm. – Kuna City
<b>South</b>	R-4	Medium Density Residential - Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-5, R-4	Medium Density Residential – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- 19.1 total acres
- C-1, Neighborhood Commercial
- Parcels S1322111055 (10.1 ac.) and S1322111060 (9.0 ac.)

4. **Services:**

Sanitary Sewer– City of Kuna  
Potable Water – City of Kuna  
Irrigation District – Boise-Kuna Irrigation District  
Pressurized Irrigation – City of Kuna (KMID)  
Fire Protection – Kuna Fire District  
Police Protection – Kuna City Police (Ada County Sheriff's office)  
Sanitation Services – K&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home being used as a residence on the corner of Ten Mile and Deer Flat Roads. There are two small structures used for previous agriculture activities that are no longer utilized. There is also an electrical power stand along Deer Flat Road and two sheds for agricultural uses. There are trees in the southern part of the site. The property generally has natural vegetation on it.

6. **Transportation / Connectivity:** The applicant proposes driveway access to Deer Flat Road (which shall have a cross-access agreement in place prior to receiving building permits) and proposes access to Ten Mile Road in connection with future development.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control, Central District Health Department, the Idaho Transportation Department (ITD), Ada County Highway District (ACHD) and Kuna Fire District. The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, and the US Post Office.

F. **Staff Analysis:**

This site is located at the south west corner (SWC) of Ten Mile and Deer Flat Roads and is in the vicinity of several residential subdivisions. The applicant proposes to place 74,295 square feet (sf) of unconditioned and 5,842 sf of commercial office space and conditioned units for self-storage purposes. The applicant has also proposed 5,000 sf for a warehouse facility.

Applicant is requesting this storage unit project be allowed to be completed in several phases, depending largely on the demand for services. Applicant stated the main office with conditioned storage and some limited unconditioned storage would be built during the first phase.

Staff has spoken to Jon Tillman (Kuna Fire District [KFD]), and he is concerned with secondary access given the proposed uses. He has conveyed to staff he would recommend a temporary (all weather) access from Ten Mile Road be provided, one that could withstand a 75,000 pound apparatus.

This development does not have frontage along a defined public street. As such, applicant shall provide Deer Flat Road ingress/egress into perpetuity by way of recording a cross-access agreement with the County.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 13-08-SUP, 13-06-DR and 13-07-SN, subject to the recommended conditions of approval.

#### **G. Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

#### **H. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed SUP for the site is consistent with the following Comprehensive Plan components:

##### ***GOALS AND POLICY – Property Rights***

***Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.***

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

##### ***GOALS AND POLICY – Economic Development***

***Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.***

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

##### ***GOALS AND POLICY – Land Use***

***Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.***

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

**I. Proposed Findings of Fact:**

1. This SUP request appears to be in compliance with all ordinances and laws of the City and appears to be consistent with Kuna City Code (KCC).
2. The SUP use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for Storage Unit uses.
4. The SUP uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The SUP is not likely to cause adverse public health problems.
6. The SUP appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No. 13-08-SUP, 13-06-DR and 13-07-SN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for this SUP application.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**J. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No. 13-08-SUP, 13-06-DR and 13-07-SN, the Kuna Planning and Zoning Commission finds Case No. 13-08-SUP, 13-06-DR and 13-07-SN, comply with Kuna City Code.
2. Based on the evidence contained in Case No. 13-08-SUP, 13-06-DR and 13-07-SN, the Kuna Planning and Zoning Commission finds Case No. 13-08-SUP, 13-06-DR and 13-07-SN, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**K. Proposed Decision by the Planning and Zoning Commission:**

*Note: This proposed motion is for approval or denial of this request. However, if the Commission wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.*

Based on the facts outlined in staff's report and the public testimony as presented at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approves / denies*) Case No.s 13-08-SUP, 13-06-DR and 13-07-SN, a special use permit and design review request from the Lete Family Revocable Trust, (with or without) the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.



- c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of a building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    - 2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
  3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
  4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
  5. Lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
  6. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
  7. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise).
  8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
  9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
  10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through public hearing processes.
  12. The applicant's landscape plan (date stamped 10.2.2013) shall be considered a binding site plan, or as modified by the Commission.
  13. Applicant shall provide an all-weather temporary emergency access from Ten Mile Road as shown on the landscape plan that can withstand a 75,000 Lb. apparatus, as recommended by the Kuna Fire District.
  14. This development is subject to landscaping and building design reviews, among other land use applications as applicable, at time of development. All remaining parts of the site will also be subject to the same.
  15. Prior to building permits being issued, applicant shall record with the County, a cross-access agreement for the benefit of this five (5) acre development to gain ingress/egress from/onto Deer Flat Road.
  16. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
  17. Developer shall comply with all local, state and federal laws.

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CITY OF KUNA



City of Kuna  
Planning & Zoning  
Department

P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- ☐ Annexation  
☐ Appeal  
☐ Comprehensive Plan Amendment  
☐ Design Review  
☐ Development Agreement  
☐ Final Planned Unit Development  
☐ Final Plat  
☒ Lot Line Adjustment (ENTIRE SITE)  
☐ Lot Split  
☐ Planned Unit Development  
☐ Preliminary Plat  
☐ Rezone  
☒ Special Use (5 ACRE SITE ONLY)  
☐ Temporary Business  
☐ Vacation  
☐ Variance

For Office Use Only	
File Number (s)	13-03-LLA 13-06-DRG 13-08-SUP
Project name	KUNA CAVE STORAGE
Date Received	NOV. 1, 2013
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	LLA - N/A SUP - 1.21.14
City Council Hearing Date	LLA - DEC. 17, 13 SUP - N/A

### Contact/Applicant Information

Owners of Record: <u>LETE FAMILY REVOLABLE TRUST</u>	Phone Number: <u>465-6141</u>
Address: <u>146 N. Middleton Ad, PMB 106</u>	E-Mail: _____
City, State, Zip: <u>Nampa, ID 83651</u>	Fax #: _____
Applicant (Developer): <u>Mason &amp; Stanfield</u>	Phone Number: (208) 454-0256
Address: <u>826 3rd St. South</u>	E-Mail: <u>sstanfield@mseng.us</u>
City, State, Zip: <u>Nampa, ID 83651</u>	Fax #: (208) 454-0979
Engineer/Representative: <u>Mason &amp; Stanfield</u>	Phone Number: (208) 454-0256
Address: <u>826 3rd St. South</u>	E-Mail: <u>sstanfield@mseng.us</u>
City, State, Zip: <u>Nampa, ID 83651</u>	Fax #: (208) 454-0979

### Subject Property Information

Site Address: <u>1657 W. Deer Flat Road Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>W. Deer Flat Road &amp; N. Ten Mile Road</u>	
Parcel Number (s): <u>S1322111055, S1322111060</u>	
Section, Township, Range: <u>Sec. 22 T.2N. R.1W.</u>	
Property size : <u>14.15 Acres (TOTAL) 19.15</u>	
Current land use: <u>Residential, pasture</u>	Proposed land use: <u>STORAGE UNITS &amp; COMMERCIAL</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>N/A</u>

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CITY OF KUNA

**Project Description**

Project / subdivision name: <u>KUNA CAVE STORAGE</u>
General description of proposed project / request: <u>Construct an owner-operated self storage facility with uncovered vehicle/RV parking</u>
Type of use proposed (check all that apply):
<input type="checkbox"/> Residential _____
<input checked="" type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>See <del>narrative</del> narrative</u>

**Residential Project Summary (if applicable)**

Are there existing buildings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: <u>Out buildings; House outside of 5 acre parcel</u>
Any existing buildings to remain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: <u>1, existing</u> Number of building lots: _____
Number of common and/or other lots: <u>N/A</u>
Type of dwellings proposed: <u>N/A</u>
<input type="checkbox"/> Single-Family _____
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

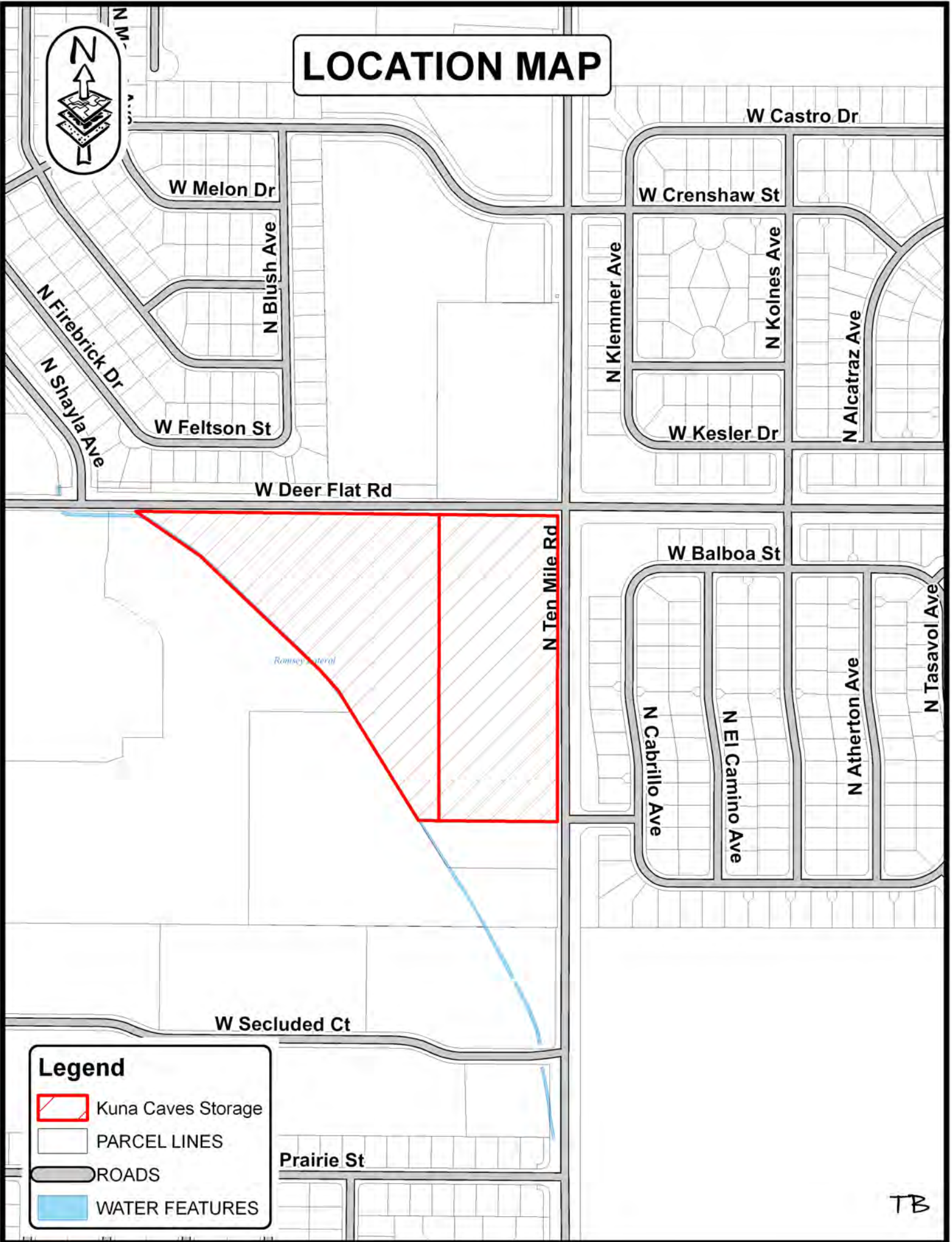
**Non-Residential Project Summary (if applicable)** FOR THE 5 ACRE SELF STORAGE SITE

Number of building lots: <u>1</u>	Other lots: <u>0</u>
Gross floor area square footage: <u>+/-74,295</u>	Existing (if applicable): <u>N/A</u>
Hours of operation (days & hours): <u>6AM-10PM</u>	Building height: <u>See site plan</u>
Total number of employees: <u>unknown</u>	Max. number of employees at one time: <u>unknown</u>
Number and ages of students/children: <u>N/A</u>	Seating capacity: <u>N/A</u>
Fencing type, size & location (proposed or existing to remain): <u>See site plan</u>	
Proposed Parking:	a. Handicapped spaces: _____ Dimensions: _____
	b. Total Parking spaces: _____ Dimensions: _____
	c. Width of driveway aisle: _____
Proposed Lighting: <u>Wall mounted</u>	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>See landscape plan</u>	

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# LOCATION MAP





# AERIAL MAP



N Shayla Ave

W Feltson St

N Blush

W Deer Flat Rd

*Ramsey Lateral*

N Ten Mile Rd



RECEIVED

NOV 01 2013



Professional Engineers, Land Surveyors and Planners

826 3<sup>rd</sup> St. South, Nampa, Idaho 83651  
Ph (208) 454-0256 Fax (208) 454-0979  
e-mail: [sstanfield@mseng.us](mailto:sstanfield@mseng.us)  
[www.masonandstanfield.com](http://www.masonandstanfield.com)

LOT LINE ADJUSTMENT  
FOR  
LETE FAMILY REVOCABLE TRUST

Two parcels are owned by the Lete Family Revocable Trust. They are located at the south westerly corner of Deer Flat and Ten Mile (1657 W. Deer Flat Road) and share a common boundary. The parcels front both roadways.

The owner wishes to ultimately construct a self storage facility. Per City Code, the maximum acreage for this type of facility in a C-1 zone is 5 acres. Therefore, a lot line adjustment is being requested. A Special Use application will soon follow for the storage facility land use.

The proposed lot line adjustment is based upon a general layout of the storage units.

**SUBMITTAL EXPLANATION LETTER**  
**PROPOSED “KUNA CAVES” STORAGE FACILITY**

City of Kuna – Planning & Zoning Commission:

The existing 19.1 acre site located at the SW corner of W. Deer Flat Rd. and N. Ten Mile Roads currently consists of two parcels. An application to adjust the common parcel lines will be made to the City to create a five acre parcel for the proposed “Kuna Caves” storage units. The five acre parcel for the storage unit facility has been designed to be placed away from the existing public roads and platted subdivisions to provide a visual and distance buffer. The placement of the five acre parcel within the overall site will allow for future commercial uses along the street frontages which will create a barrier between the right-of-way and platted subdivisions from the storage facility use.

The “Kuna Caves” storage facility project is multifaceted and will provide a business to serve and complement the needs of the community. The development will include the main office building with “conditioned” storage and unconditioned storage which is accessed from the internal screened yard. The unconditioned storage will be constructed in phases as the demand is needed. Additionally, a future “flex space” building will be constructed offering small offices lease space. The entire 5 acre site and office building will be fully developed to include paved circulation, parking, and appropriate landscape to beautify the project perimeter. All sides of the storage site will be appropriately fenced for beautification and security purposes. The storage facility will be accessed W. Deer Flat Road to a single security point with an enhanced screened perimeter fencing and landscaping. The main office facility will be the focal point of entry and the building has been designed to address the street intersection with a modern structure constructed of maintenance free materials. The office building has been designed to reflect desirable “Kuna” architectural styles with creative landscaping for a pleasing and inviting environment to the community and adjacent properties. The proposed use will have low impact to the neighboring communities based on the use, location, and sensitive design solutions.

The remaining properties fronting both Deer Flat and Ten Mile Roads will be a future phased planned commercial development. Street R.O.W improvements including the extension of the pressure irrigation will be completed with the future development of property adjacent to the streets.



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: [www.cityofkuna.com](http://www.cityofkuna.com)

FILE NO.: 13-06-PRC - 13-03-LLA - 13-08-Sup  
CROSS REF. KUNA CAVES STORAGE  
FILES: INAKI LETE. - SWC. TEN MILE & DEER FLATS RD

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

**The Design Review application applies to the following land use actions:**

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

## Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>8/27/13</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>





Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*

☐

**One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

☐

*(1) 24" X 36" TO SCALE COPIES*

*(1) 11" X 17" REDUCTIONS*

*(1) 8 1/2" X 11" REDUCTIONS*



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

☐

*Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*



The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

☐

### Site Plan

Applicant  
Use

Staff  
Use



North Arrow

☐

To scale drawings

☐

Property lines

☐

Name of "Plan Preparer" with contact information

☐

Name of project and date

☐

Existing structures, identify those which are to be relocated or removed

☐

On-site and adjoining streets, alleys, private drives and rights-of-way

☐

Drainage location and method of on-site retention / detention

☐

NA

Location of public restrooms

☐

Existing / proposed utility service and any above-ground utility structures and their location

☐

Location and width of easements, canals and drainage ditches

☐

Location and dimension of off-street parking

☐

NA

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

☐

Trash storage areas and exterior mechanical equipment, with proposed method of screening

☐

Sign locations *(a separate sign application must be submitted with this application)*

☐

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

☐

Locations and uses of ALL open spaces

☐

Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*

☐

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

☐

Locations of subdivision lines *(if applicable)*

☐

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

☐

Location of walls and fences and indication of their height and material of construction

☐

Roofline and foundation plan of building, location on the site

☐

Location and designations of all sidewalks

☐

Location and designation of all rights-of-way and property lines

☐

## Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc. Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>



### **Building Elevations**

Applicant  
Use

☒

Detailed elevation plans of each side of any proposed building(s) or additions(s)

*Note: Four (4) elevations to include all sides of development and must be in color*

☒

Identify the elevations as to north, south, east, and west orientation

☒

Colored copies of all proposed building materials and indication where each material and color application is to be located

*Note: Submit as 11"x17" reductions*

☒

Screening/treatment of mechanical equipment

☒

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

☐

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff  
Use

☐☐☐☐☐☐

### **Lighting Plan**

Applicant  
Use

☒

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

☒

Types and wattage of all light fixtures

*Note: The City encourages use of "dark sky" lighting fixtures*

☒

Placement of all light fixtures shown on elevations and landscaping plans

Staff  
Use

☐☐☐

### **Roof Plans**

Applicant  
Use

☒

Size and location of all roof top mechanical units

Staff  
Use

☐

# Design Review Application

Applicant: Greg Toolson / Scott Stanfield Phone: 208-465-0503

☐ Owner

☒ Representative

Fax/Email: gtoolson@jgt-architecture.com

Applicant's Address: 1212 12th Ave. So. Nampa, Id 83651

Zip: \_\_\_\_\_

Owner: Lete Family Revocable Trust, c/o Inaki Lete Phone: 465-0503

Owner's Address: 146 N. Middleton Road PMB #106 Email: Inaki@kingsgateid.com

Nampa, Idaho Zip: 83651

Represented By: (if different from above) \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Address of Property: SWC of W. Deer Flat & N. Ten Mile Rd.

Distance from Major Cross Street: 250 feet Zip: \_\_\_\_\_

Street Name(s): Deer Flat & Ten Mile Rd.

*Please check the box that reflects the intent of the application*

☒ BUILDING DESIGN REVIEW  
☐ SUBDIVISION / COMMON AREA LANDSCAPE

☐ DESIGN REVIEW MODIFICATION  
☐ STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Kuna Caves Storage Facility to include a 5,842 s.f. office / conditioned storage building, unconditioned screened storage units on five acres of property. Future 5,000 s.f. office / warehouse facility to compliment the use.

1. Dimension of Property: 5 acres - irregular shaped. Refer to site drawings.
2. Current Land Use(s): \_\_\_\_\_
3. What are the land uses of the adjoining properties? \_\_\_\_\_

North: C-1 Commercial / Residential across Deerflat

South: Residential

East: C-1 Commercial / Residential across Ten Mile

West: Existing Canal

4. Is the project intended to be phased, if so what is the phasing time period? Yes
- Please explain: The unconditioned storage unit buildings will be constructed as the demand is needed.  
The office / warehouse building will be constructed in the future as determined by the market.
5. The number and use(s) of all structures: (1) office / conditioned storage building. (12) storage unit buildings (not all constructed during 1st phase). (1) future office/warehouse building.

6. Building heights: Office 16 ft.- 20 ft / storage units - 10 ft. Number of stories: One (1)
- The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

*Note: The maximum building height for each zoning district is as follows:*

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 45%
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at [www.cityofkuna.com](http://www.cityofkuna.com)) under the City Code.*

**MATERIAL**

**COLOR**

Roof: Office - asphalt shingle / storages - metal / asphalt - dark brown / metal - green

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

Office / conditioned storage building - 85% Split face single scored CMU wall / 5% EIFS/ 10% Stone veneer

% of Wood application:	<u>Stained cedar wood trim</u>	/	<u>Dark brown</u>
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>5%</u>	/	<u>Earth tones</u>
% Masonry:	<u>85% single score split face CMU</u>	/	<u>Earth tones</u>
% Face Block:	<u>N/A</u>	/	
% Stucco:	<u>N/A</u>	/	
& other material(s):	<u>Stone veneer</u>	/	<u>Earth tones</u>
List all other materials:	<u>pre-engineered storage buildings / metal siding &amp; roof</u>		
Windows/Doors:	<u>Dark anodized at public side</u>	/	<u>Painted metal at screened side</u>
<i>(Type of window frames &amp; styles / doors &amp; styles, material)</i>			
Soffits and fascia material:	<u>Stained wood</u>	/	<u>Dark brown</u>
Trim, etc.:	<u>Prefinished metal gutter / downspouts</u>	/	<u>Dark brown</u>



- Other: \_\_\_\_\_ / \_\_\_\_\_
9. Please identify Mechanical Units: (3) 4 ton RTU's  
 Type/Height: Electric cool / heat  
 Proposed Screening Method: Mansard roof screen - Refer to building section
10. Please identify trash enclosure: (size, location, screening & construction materials) N/A - can to be placed behind screened fence
11. Are there any irrigation ditches/canals on or adjacent to the property? Yes - along west side  
 If yes, what is the name of the irrigation or drainage provider? Ramsey Lateral
12. Fencing: (Please provide information about new fencing material as well as any exiting fencing material)  
Secured storages will be block by buildings or fencing  
 Type: Decorative fencing at street sides / security fencing all other sides  
 Size: 8 ft.  
 Location: Perimeter of storage facility  
*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*
13. Proposed method of On-site Drainage Retention/Detention:  
 Catch inlet to subsurface
14. Percentage of Site Devoted to Building Coverage: 39
- |  |             |                 |                                    |
|--|-------------|-----------------|------------------------------------|
| % of Site Devoted to Landscaping:<br><i>(Including landscaped rights-of-way)</i> | <u>1.9</u>  | Square Footage: | <u>4,138</u>                       |
| % of Site that is Hard Surface:<br><i>(Paving, driveways, walkways, etc.)</i>    | <u>59.1</u> | Square Footage: | <u>128,502 (17,500 unscreened)</u> |
| % of Site Devoted to other uses:   | _____       |                 |                                    |
| Describe:  | _____       |                 |                                    |
| % of landscaping within the parking lot (landscaped islands, etc.):              | <u>2.8%</u> |                 |                                    |
15. For details, please provide dimensions of landscaped areas within public rights-of-way:  
NA
16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*  
 If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*  
No
17. Dock Loading Facilities:  
 Number of docking facilities and their location: NA  
 Method of screening: NA
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* \_\_\_\_\_
19. Setbacks of the proposed building from property lines:

20. Parking requirements: 4 stalls required  
Total Number of Parking Spaces: 8 provided Width and Length of Spaces: 9 x 20  
Total Number of Compact Spaces 8'x17': NA

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

Signature of Applicant M. Megan Wilson Date 10/22/2013

Signature of receipt by City Staff \_\_\_\_\_ Date \_\_\_\_\_

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





# City of Kuna SIGN PERMIT APPLICATION

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.cityofkuna.com](http://www.cityofkuna.com)

**SUBMITTAL FEE: \$30**

## SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: \_\_\_\_\_ Zone C-1 Commercial

Site Address: SWC of W. Deer Flat & N. Ten Mile Rd.

Applicant's Name: Kuna Caves Storages - Inzki Lete Phone: 405-0503

Applicant's Address: 146 N. Middleton Road PMB #106 City: Nampa Zip: IDAHO

Contact's Email: Inzki@kingsgateid.com RCE# \_\_\_\_\_

*Note: The following information must be completed in entirety. For additional signs, please attach information to application*

SIGN #1 <u>(typ. 62)</u>	PROPOSED <input checked="" type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input type="checkbox"/>
Type of Sign:	Freestanding <input type="checkbox"/>	Wall <input checked="" type="checkbox"/>	Ground Monument <input type="checkbox"/>	
Dimensions:	Length _____	Width _____	Square Feet _____	<u>12" high cast letters</u>
Building Lineal Foot (space of which is occupied by enterprise) _____				

SIGN #2	PROPOSED <input type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input type="checkbox"/>
Type of Sign:	Freestanding <input type="checkbox"/>	Wall <input type="checkbox"/>	Ground Monument <input type="checkbox"/>	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise) _____				

**Note:** Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2006 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: [Signature] Date: 10/22/2013

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/



1'-0"

CAST ALUMINUM LETTERS  
CLEAR ANNOXIDIZED FINISH

KUNIA CAVES  
STORAGE



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.cityofkuna.com](http://www.cityofkuna.com)

**GORDON N. LAW**  
**CITY ENGINEER**

**Telephone (208) 287-1727; Fax (208) 287-1731**  
**Email: [gordon@cityofkuna.com](mailto:gordon@cityofkuna.com)**

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## **MEMORANDUM**

**TO:** Director of Kuna Planning and Zoning

**FROM:** Gordon N. Law  
Kuna City Engineer

**RE:** Inake Lete  
Kuna Caves Storage  
13-08-SUP

**DATE:** December 13, 2013

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The City Engineer has reviewed the SUP request of the above applicant dated December 4, 2013. It is noted that the request addresses the first phase of a multi-phase development of a 19.1 acre site. However, the first phase will be limited to an interior 5 acres of the total site. Development of the full site will require street frontage improvements, utility extensions, landscaping and street lighting. Part of the City Engineer's comments will be directed to making sure at least a proportionate cost share of these site improvements are completed with each phase. Accordingly, the following comments are provided:

### **1. Sanitary Sewer System**

- a) The applicant has previously extended a sewer main and service to an existing residence and paid connection fees appropriate to the residence. Sewer service to any additional structures will be subject to connection fees for its connected load and may require the further extension of the sewer main(s).
- b) It appears the property lies within the Crimson Point Lift Station sewer shed. The developer intends to serve the site through a sewer main in Ten Mile Road – which is agreeable to the City Engineer. Specific recommendations of note are as follows:
  - 1) It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
  - 3) This development benefits from the extension of sewer mains by earlier developers. In turn, this development is obligated to extend (or stub) sewer main “to-and-through” its property for the benefit of unserved property to the south and west.
  - 4) Any extension of sewer mains outside of right-of-way will require the establishment of appropriate easements acceptable to the City Engineer.

- c) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer at City Hall.

## **2. Potable Water System**

- a) The previously mentioned existing residence is already connected to the City water system and paid connection fees appropriate to the residence. Water service to any additional structures will be subject to connection fees for its connected load and may require the further extension of the water main(s).
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  - 1) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
  - 3) The extension of 12-inch water main along the Deer Flat frontage is a requirement of the total site and a proportional amount for the first phase.
  - 4) Any extension of water mains outside of right-of-way will require the establishment of appropriate easements acceptable to the City Engineer.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at city hall.
- e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (irrigation lines, storm drains, sewer services, etc.).

## **3. Pressure Irrigation**

- a) The new structure has pressure irrigation available within a reasonable distance from a pressure irrigation main in Sego Prairie Street and Ten Mile Road and should be served from that source. The City has sufficient irrigation supply to serve this site and is available for this site upon payment of appropriate fees. The new development is subject to connection fees for its connected load.
- b) It is recommended the applicant is required to use City pressurized irrigation for landscape irrigation purposes. Relying on drinking water for irrigation purposes is contrary to the public interest and is not accounted for in the approved Water Master Plan.
- c) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan.
  - 1. The extension of 10-inch PI main from the intersection of Sego Prairie and Ten Mile Road is recommended as a requirement of the total site and a proportional amount for the first phase.
  - 2. The extension of 10-inch PI main along the Deer Flat and Ten Mile frontages is a requirement of the total site and a proportional amount for the first phase.
  - 3. Consistent with adopted City Policies, portions of the 10-inch PI mains may be eligible for reimbursement.
  - 4. Internal loop lines are required consistent with city policies.
  - 5. It is recommended this SUP be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.

#### 4. Grading, Gravity Irrigation, Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) Design of on-site storm drainage disposal is to rely on criteria outlined in the ACHD Storm Drainage Policy Manual using a 100-year return frequency and up to 24-hour duration storm.
- d) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in, or adjacent to, the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- e) Upstream drainage rights and downstream irrigation delivery rights established through and/or across this property must be preserved and maintained during and after development.

#### 5. General

At the time of, or prior to development:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application or prior approval for any attempt to abandon water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations.
- e) Engineered plans are to be submitted to the City Engineer for review and approval for any public works and right-of-way construction.
- f) Provide engineering certification on all final engineering drawings.
- g) The application seems to propose deferral of right-of-way, infrastructure, street lighting and landscaping improvements needed in the development of the total site. The City Engineer will not approve a disproportionate stacking of site development costs on later phases. It is required that a plan is submitted which affirms that the first phase is carrying its proportionate share (or more) of the site development costs.

#### 6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference.

#### 7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City and ACHD standards. In this instance, the site does not front on any classified street. The providing of deeded right-of-way to the extent of the frontage on those streets is recommended as a requirement.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) It is recommended needed asphalt widening, concrete sidewalk and curb and gutter be provided at the time of development. Please see Item 5.f for the discussion concerning phasing of improvements.
- c) For the City Engineer's purposes, the single approach on to Deer Flat opposite the Crimson Villas street approach is acceptable.
- d) The providing of street lighting consistent with City policies is required.

## **8. As-Built Drawings**

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy is granted. It is noted that public facility construction may not be part of this project.

## **9. Property Description**

- a) A metes and bounds description prepared by a licensed surveyor has already been provided by the applicant. It should be noted that a portion of Parcel 1 is located outside the NE1/4 NE1/4 of Section 22, making the submitted description incorrect.



John S. Franden, President  
Mitchell A. Jaurena, Vice President  
Rebecca W. Arnold, Commissioner  
Sara M. Baker, Commissioner  
Jim Hansen, Commissioner

Date: January 24, 2014

*(Via e-mail)*

To: Lete Family Revocable Trust  
Attn: Inaki Lete  
146 N Middleton Rd., PmB 106  
Nampa, ID 83651

Subject: K13-08-SUP  
Southwest Corner of Deer Flat Road & Ten Mile Road

On January 24, 2014 the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project file  
Scott Stanfield (via e-mail)  
City of Kuna (via e-mail)

**Project/File: K13-08-SUP**

*This is a Special Use Permit application to construct a self-storage complex on a 5-acre parcel to be created through a property line adjustment. The site is located at 1657 W Deer Flat Road in Kuna, Idaho.*

**Lead Agency:** City of Kuna

**Site address:** SWC of Deer Flat & Ten Mile Road

**Staff**

**Approval:** January 24, 2014

**Applicant:** Lete Family Revocable Trust  
Inaki Lete  
146 N Middleton Rd. PmB 106  
Nampa, ID 83651

**Representative:** Mason & Stanfield  
Scott Stanfield  
862 3<sup>rd</sup> Street  
Nampa, ID 83651

**Staff Contact:** Stacey Yarrington  
Phone: 387-6171  
E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## **A. Findings of Fact**

- Description of Application:** The applicant is requesting approval of a special use permit to construct a self-storage complex on a 5-acre parcel to be created through a property line adjustment of 2 existing parcels; which will include 74,295 square feet of “unconditioned” storage units and 5,842 square feet of office space. Transit services are not available at this site. The site is located on the Southwest Corner of Deer Flat Road and Ten Mile Road, more specifically at 1657 W Deer Flat Road in Kuna, Idaho.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Vacant Land (Neighborhood Commercial)	C-1
South	Single Family Residence (Medium Density Residential)	R-4
East	Palomar Heights Subdivision (Medium Density Residential)	R-6
West	Vacant Land (Medium Density Residential)	R-5

- Site History:** ACHD has not previously reviewed this site for a development application.
- Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 250 additional vehicle trips per day (10 existing); 26 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Deer Flat Road	0-feet	Minor Arterial	74	Better than "D"	Better than "D"
Ten Mile Road	0-feet	Minor Arterial	187	Better than "D"	Better than "D"

\* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

3. **Average Daily Traffic Count (VDT)**  
*Average daily traffic counts are based on ACHD's most current traffic counts.*
  - The average daily traffic count for Deer Flat Road west of Ten Mile Road was 1,663 on 5/23/2012.
  - The average daily traffic count for Ten Mile Road south of Deer Flat Road was 3,540 on 2/14/2012.

## **C. Findings for Consideration**

### **1. Driveways**

#### **1.1 Deer Flat Road**

- a. **Existing Conditions:** There is an existing 20-foot wide driveway on Deer Flat Road located approximately 80-feet west of Ten Mile Road and a 20-foot wide driveway located approximately 318-feet west of Ten Mile Road.

- b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on



Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway on Deer Flat Road located 318-feet west of Ten Mile Road and construct a new 30-foot wide driveway onto Deer Flat Road located 410-feet west of Ten Mile Road and 1,096-feet east of Shayla Avenue.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with District policy.

### 3.2 Ten Mile Road

- a. **Existing Conditions:** There is an existing 20-foot wide driveway on Ten Mile Road located approximately 70-feet south of Deer Flat Road onto Ten Mile Road from the adjoining parcels creating the future lot (measured centerline to centerline).

- b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

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street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

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**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 20-foot wide emergency access driveway located approximately 950-feet south of Deer Flat Road onto Ten Mile Road from the site (measured centerline to centerline). Access will be restricted by fencing around the project.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with District policy.

The applicant should be required to provide written fire department approval for the emergency access.

## 2. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

### **3. Landscaping**

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

### **4. Other Access**

Deer Flat Road and Ten Mile Road are classified as minor arterials roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted as a condition of approval.

## **D. Site Specific Conditions of Approval**

1. Close the existing driveway on Deer Flat Road located 318-feet west of Ten Mile Road.
2. Construct a new 30-foot wide driveway onto Deer Flat Road located 410-feet west of Ten Mile Road.
3. Construct a 20-foot wide emergency access driveway onto Ten Mile Road located 950-feet south of Deer Flat Road onto Ten Mile Road from the site. Access will be restricted by fencing around the project.
4. Pave the driveways their full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with District policy.
5. Provide written fire department approval for the emergency access.
6. Payment of impacts fees are due prior to issuance of a building permit.
7. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD

Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

## **G. Attachments**

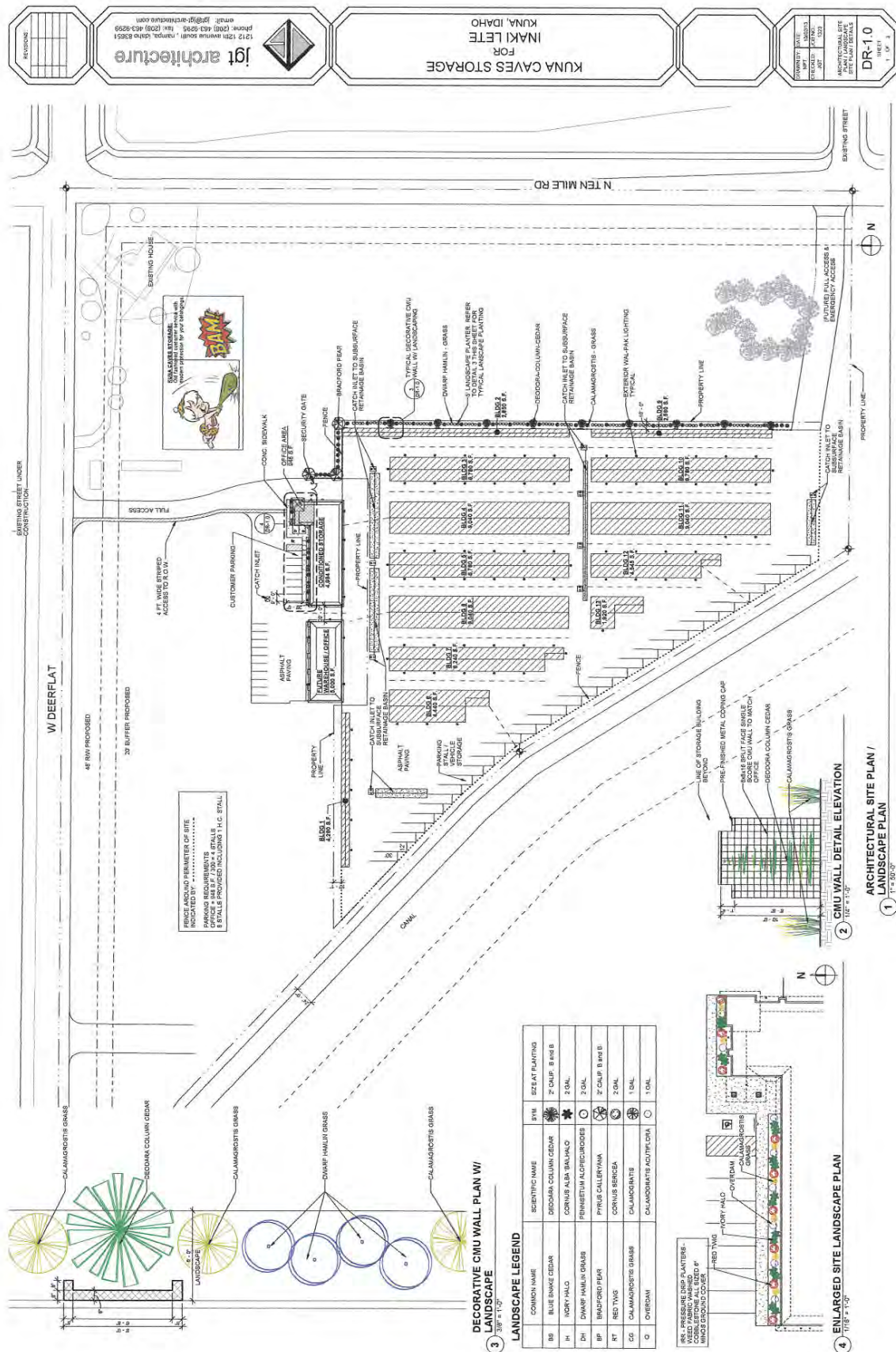
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines



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## SITE PLAN



# Development Process Checklist

## Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD **Planning Review Section** will receive the development application to review
- ☒ The **Planning Review Section** will do one of the following:
  - ☒ Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
  - ☒ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - ☒ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a “**No Review**” letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### ☐ **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

##### ☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

##### ☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

##### ☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

# Kuna Rural Fire District



From the Desk of  
Jon Tillman  
Fire Chief

Ph. 922-1144  
Fax 922-1135  
P.O. Box 607  
Kuna, ID. 83634

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**TO: Troy Behunin**

**DATE: January 23, 2014**

**RE: Inake Lete storage units**

The Kuna Rural Fire District has the following comments on the proposed project.

- Plans to be submitted to the Fire District for approval.
- Fire hydrants and extinguishers to be installed with final placement to be approved by the Fire Chief or his designee.
- Fire walls to be installed as required.
- Two access roads will be required with access codes to gates or equivalent to be provided to the District.

Please feel free to contact me at the District office should you have any questions or concerns.

Sincerely,

Jon Tillman  
Fire Chief





**RICHARD MURGOITIO**  
CHAIRMAN OF THE BOARD

**KENNETH COLE**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER

## **BOISE PROJECT BOARD OF CONTROL**

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

03 January 2014

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

RE: Kuna Caves Storage **13-08-SUP**  
SWC of Deer Flat Rd. & Ten Mile Rd.  
Boise-Kuna Irrigation District **BK-353-1A**  
Ramsey Lateral 58+40  
Sec. 22, T2N, R1W, BM.

Troy Behunin:

The United States' Ramsey Lateral lies within the southwestern boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 18 feet north and 24 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the lateral easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter

Urbanization Specialist- BPBC

bdc/bc

cc:	Phil Comegys	Watermaster, Div; 2 BPBC
	Lauren Boehlke	Secretary – Treasurer, BKID
	File	



# CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

RECEIVED

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☒ Kuna
- ☐ Meridian
- ☐ Star

Rezone # KUNA CAVE STORAGE

Conditional Use # 13-08-SUP

KUNA CITY CLERK

Preliminary / Final / Short Plat \_\_\_\_\_

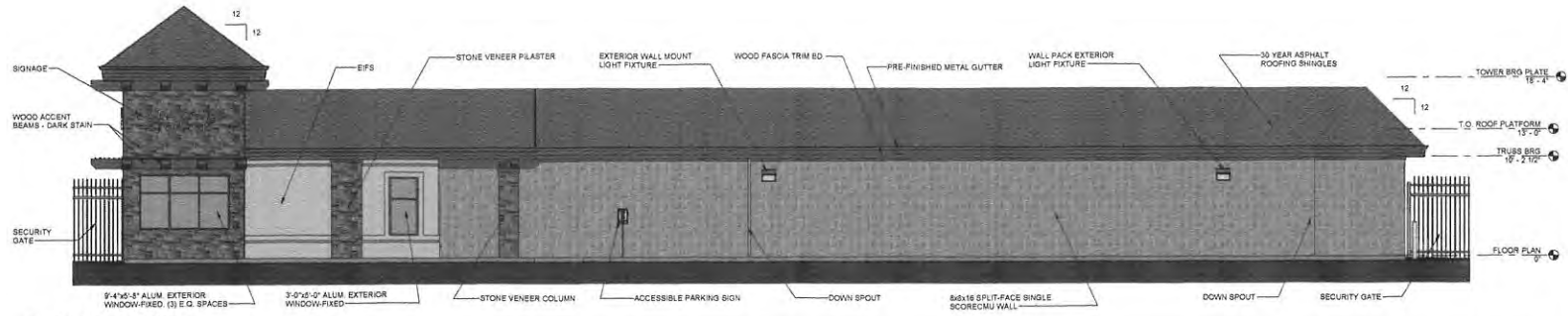
Sect. 22

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - ☐ high seasonal ground water
  - ☐ waste flow characteristics
  - ☐ bedrock from original grade
  - ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - ☐ central sewage
  - ☐ community sewage system
  - ☐ community water well
  - ☐ interim sewage
  - ☐ central water
  - ☐ individual sewage
  - ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - ☐ central sewage
  - ☐ community sewage system
  - ☐ community water
  - ☐ sewage dry lines
  - ☐ central water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
  - ☐ food establishment
  - ☐ swimming pools or spas
  - ☐ child care center
  - ☐ beverage establishment
  - ☐ grocery store
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

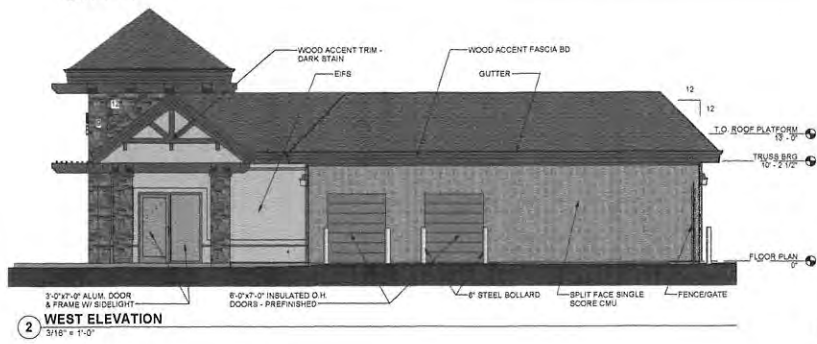
☒ 14. Connected to City Services

Reviewed By: [Signature]

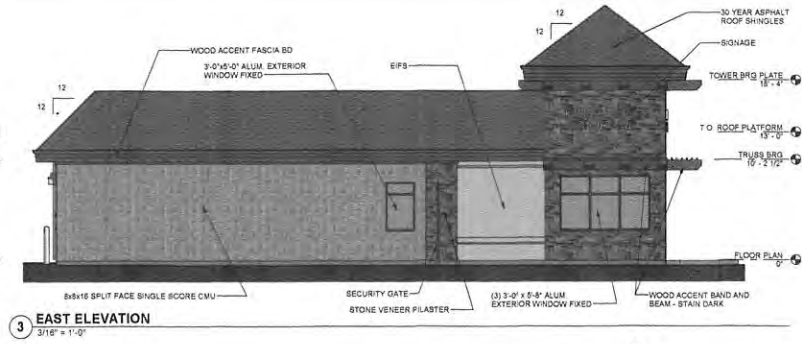
Date: 12/17/13



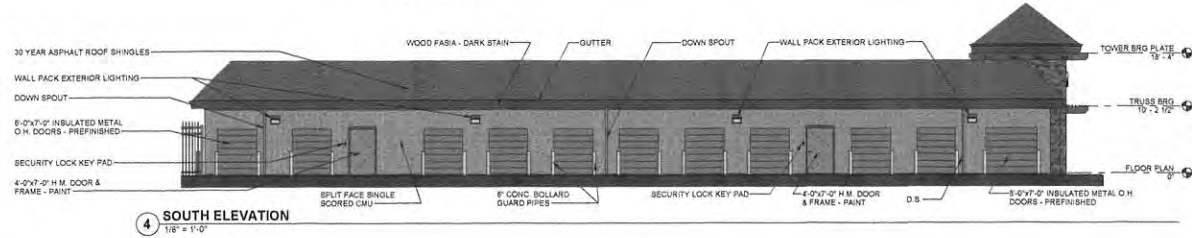
1 NORTH ELEVATION  
3/16" = 1'-0"



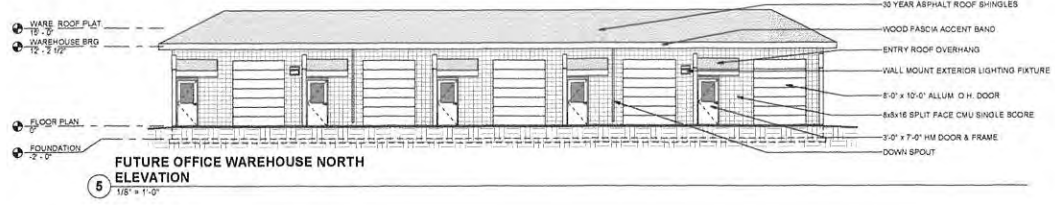
2 WEST ELEVATION  
3/16" = 1'-0"



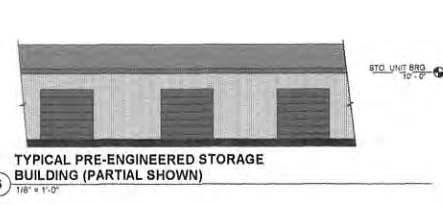
3 EAST ELEVATION  
3/16" = 1'-0"




4 SOUTH ELEVATION  
1/8" = 1'-0"



5 FUTURE OFFICE WAREHOUSE NORTH ELEVATION  
1/8" = 1'-0"



6 TYPICAL PRE-ENGINEERED STORAGE BUILDING (PARTIAL SHOWN)  
1/8" = 1'-0"



**igt architecture**  
1212 12th Avenue South - Nampa, Idaho 83651  
Phone: (208) 463-9295 Fax: (208) 463-9299  
www.igtarchitecture.com

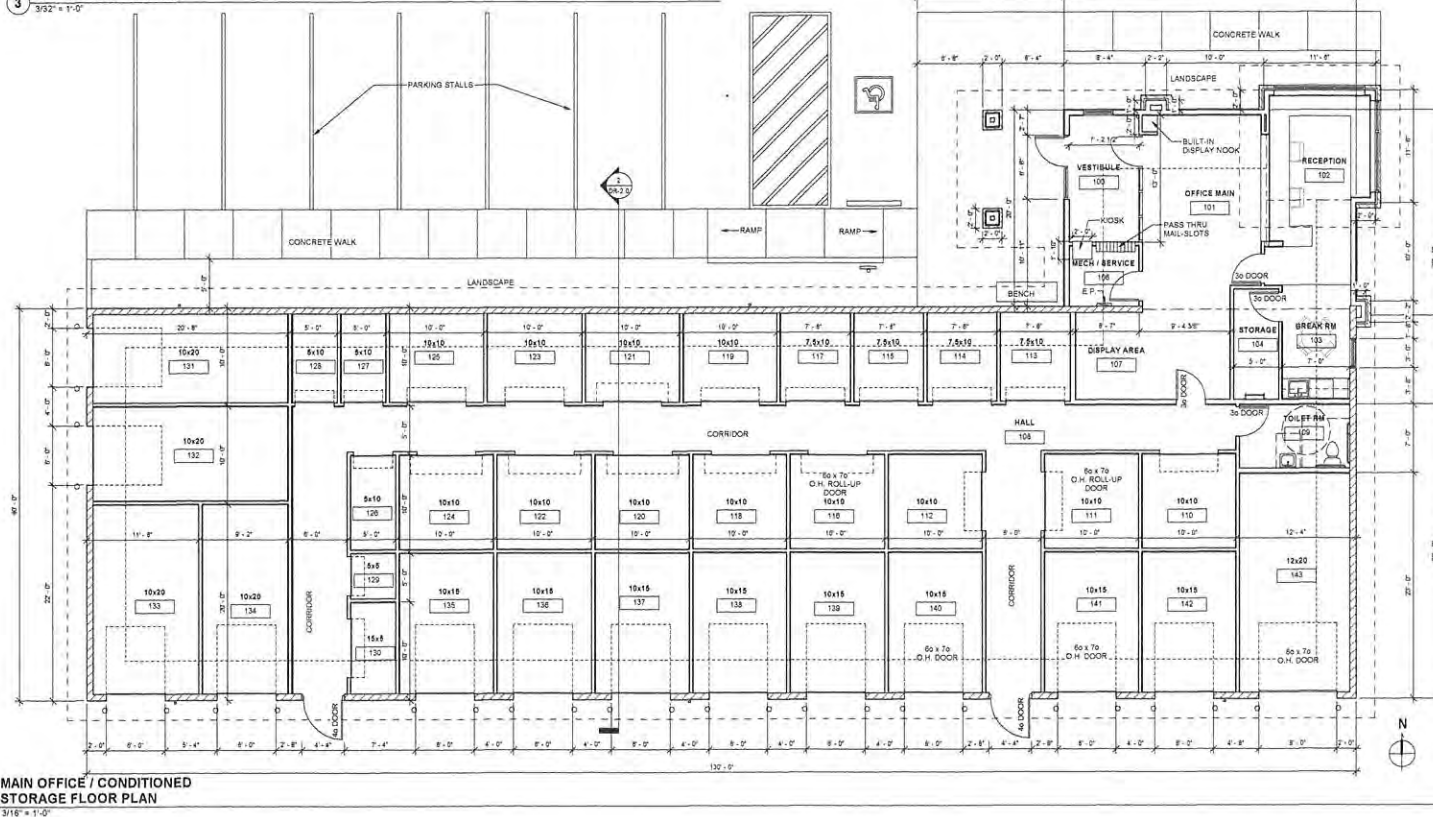
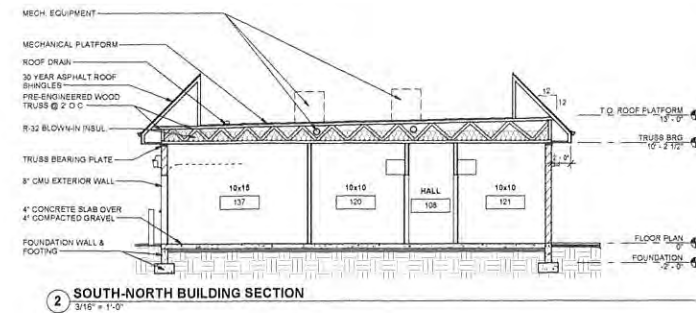
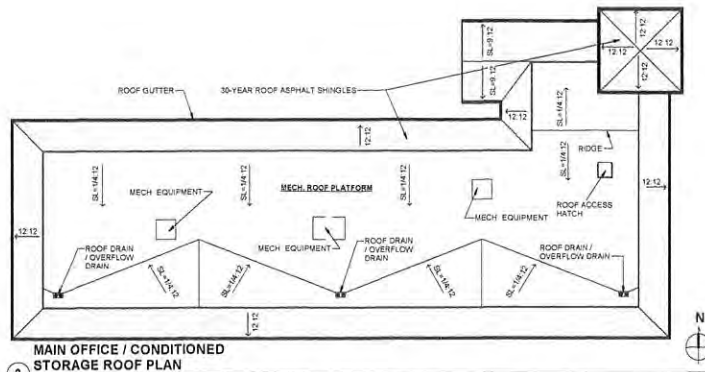
**KUNA CAVES STORAGE**  
FOR  
**INAKI LETE**  
KUNA, IDAHO

DRAWN BY	DATE
NPT	10/20/13
CHECKED	10/20/13
APP	

MAN OF FICE  
ELEVATIONS

**DR-3.0**

SHEET  
3 OF 3



1212 12th Avenue South • Nampa, Idaho 83654  
Phone: (208) 466-1212 • Fax: (208) 466-1259  
Email: info@igtarchitecture.com

**igt architecture**

KUNA CAVES STORAGE  
FOR  
INAKI LETE  
KUNA, IDAHO

REVISIONS	DATE	BY	CHK

DESIGNED	CHECKED	DATE
		10/20/11
		11/16/11
		12/1

FLOOR PLAN & BUILDING SECTION

DR-2.0

SHEET 2 OF 3





MAIN OFFICE TOWER PERSPECTIVE



CMU WALL PATTERN - SPLIT FACE-SS1S - COLOR CREAM



WOOD FINISH  
DARK STAIN



ASPHALT ROOFING

EIFS FIELD COLOR



MESA VERDE MOUNTAIN LEDGE STONE VENEER



ALUMINUM STOREFRONT



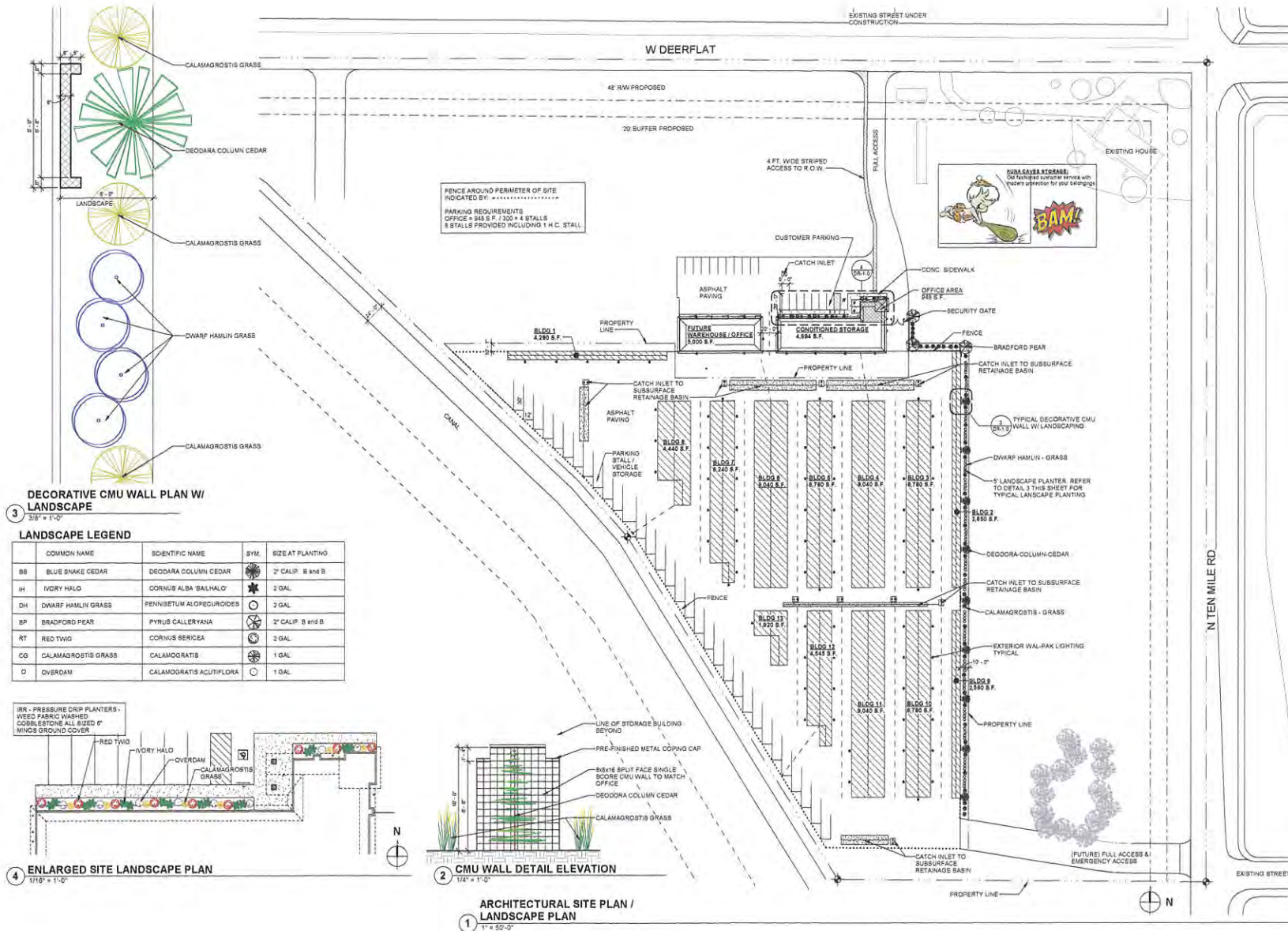
METAL GUTTER & TRIM

PRE-FINISHED METAL COLOR SCHEME



MAIN OFFICE FRONT ENTRANCE PERSPECTIVE





**igat architecture**  
1212 12th Avenue South •ampa, Idaho 83401  
Phone: (208) 465-9255 • Fax: (208) 465-9256  
www.igatarchitecture.com

**KUNA CAVES STORAGE FOR INAKI LETE KUNA, IDAHO**

REVISIONS

DATE: 10/20/13  
BY: [Signature]  
CHECKED: [Signature]  
APP: [Signature]

ARCHITECTURAL SITE PLAN / LANDSCAPE SITE PLAN / DETAILS

**DR-1.0**

SHEET 1 OF 3



Professional Engineers, Land Surveyors and Planners

826 3<sup>rd</sup> St. South, Nampa, Idaho 83651  
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January 23, 2014

Troy Behunin  
City Of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Re: 13-08-SUP Kuna Caves Storage  
Agency Response, Kuna Rural Fire

We reviewed the memorandum provided by Mr. Jon Tillman, Fire Chief. We have no concerns with his comments and will comply.

Sincerely,

*R. Scott Stanfield*

R. Scott Stanfield, P.E.  
Mason and Stanfield, Inc.





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January 22, 2014

Troy Behunin  
City Of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Re: 13-08-SUP Kuna Caves Storage  
Agency Response, Boise Project Board of Control (BPBC)

We have reviewed the letter provided by Mr. Bob Carter, BPBC and offer the following responses and/or clarifications:

- The project limits are outside the 18' Ramsey Lateral easement described by Mr. Carter. Specifically, the limits have been established 2' beyond said easement.
- Landscaping is not proposed to be installed within the lateral's easement.
- Fencing will not be installed within or crossing the lateral's easement.
- Project features are not currently planned to be installed within the lateral's easement. As such, license agreements are not anticipated at this time.
- Storm drainage will be retained on-site.
- The project is not anticipated to impact local ditches.
- This project will not have a preliminary/final plat associated with it.
- As the project advances, engineered plans will be submitted to BPBC.

If you have questions or concerns regarding our responses, please let us know.

Sincerely,

*R. Scott Stanfield*

R. Scott Stanfield, P.E.  
Mason and Stanfield, Inc.

Cc: Bob Carter, BPBC



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January 22, 2014

Troy Behunin  
City Of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Re: 13-08-SUP Kuna Caves Storage  
Agency Response, City Engineer

We have reviewed the letter provided by Mr. Gordon Law, P.E. and offer the following:

- We have no concerns regarding items 1-6 detailed by Mr. Law.
- Regarding item 7, upon review with ACHD, this project is not required to dedicate additional roadway right of way along Deer Flat and Ten Mile Roads. This is because it does not adjoin these roadways. Nor will the project benefit from roadway widening. The proportional cost consists of the Deer Flat access. This project will install the approach, and ultimately provide access to future development, thus enhancing the marketability of the undeveloped portions. It is understood that future right of way dedications will be required as the project scope is expanded. It should also be noted the developer owns the undeveloped land adjoining the roadways. In the event he sales the land, the buyer has the ability to perform his/her due diligence and make an informed, intelligent decision regarding the transaction and the costs associated with development.
- We have no concerns with item 8.
- We will review and correct the description as required.

We appreciate Mr. Law's input and guidance. At the onset, he has been very helpful. If you have questions or concerns regarding our responses, please let us know.

Sincerely,

*R. Scott Stanfield*

R. Scott Stanfield, P.E.  
Mason and Stanfield, Inc.

Cc: Mr. Gordon Law, P.E.